

A meeting of the Jasper County Board of Zoning Appeals was held Monday, September 24, 2012 at 7:00pm. in the Commissioners' Room of the Jasper County Courthouse, Rensselaer, Indiana. Members present: John Korniak, Chris Healey and Jim Martin. Also present: Todd Sammons, Randle and Sammons, Administrative Attorney; and Kelli Standish, Secretary. Absent were: Eric Maple, Daniel Reed and Mary Scheurich.

Meeting was called to order by Jim Martin. The Pledge of Allegiance was recited. Mr. Martin called for the first order of business.

Chris Healey made the motion to approve the May 2012 minutes. Motion was seconded by John Korniak and carried unanimously.

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Variance

Cause#BZA-6-12

Applicant: Michelle Kiefer

Location : Sec.6-31-7 – Keener Twp. – Lot 1 Adam's Subdivision

Use: Temporary living quarters for a blood relative

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Public hearing held pursuant to notice published September 11, 2012 in the Rensselaer Republican, a daily newspaper of general circulation printed and published in Jasper County, Indiana; also pursuant to notice to adjacent landowners given by certified mail, return receipts requested. All as shown by the affidavit of Melissa Blankenship, Clerk of the Rensselaer Republican, and return receipts submitted by the applicant.

Michelle Kiefer was present and stated that she would like to place a modular home on her property so she can be close to take care of her mother. She presented a doctor's note that states what her mother's health care issues are and that she does need someone close to help take care of her.

Kelli Standish asked if they have spoken with the health department to see if another septic system could be placed on the property.

Michelle Kiefer replied affirmatively. They told us that we would have to contact the septic companies. They contacted Holmes Brothers and they said it would not be a problem.

Kelli Standish stated that she has minutes from the Plan Commission meeting from 1991 and 1992 when they wanted to subdivide the back side of Renwald Manor unit 4 into large lots. At that time there were concerns with the septic.

Jim Martin asked what we have done in the past with the applications proposing a modular home verses a mobile or manufactured home. Are you planning on putting in a foundation?

Michelle Kiefer replied in the negative. They are planning on putting skirting around the bottom of the Modular home.

Kelli Standish stated that she believes even though this is going to be a temporary situation the modular would have to be on a permanent foundation. They cannot put metal skirting around it. The question was asked by the applicant "how could they make this a permanent home?" I replied that they would have to subdivide the property, but after looking at the property they do not have enough frontage to do that. They would only be allowed to apply for an exception application.

Michelle Kiefer was not aware that they would not be allowed to use the metal skirting as their foundation.

Kelli Standish replied that she could check and see if they would need to put a permanent foundation in or if they could use the metal skirting. The County does not allow metal skirting on any home, it has to be on a permanent foundation. This is a different situation then what we have dealt with before.

Jim Martin asked if they have done anything with the new septic yet?

Michelle Kiefer replied in the negative.

Jim Martin stated that maybe they should continue the application until we find out if they have to put in a permanent foundation and see what they find out about the new septic system.

Michelle Kiefer stated that it would be too much of an expense if they have to put a permanent foundation in. Once the home is no longer needed and they remove it what will they do with the foundation then?

Jim Martin asked if anyone present had opposition to the application.

Jack Wells was present and stated that he lives across the street from the applicant. Mr. Knight owned the property and he sold it to the Adam's family and two other parties. The agreement was that they could have their section of land but they could not subdivide it or build any other buildings on it because of the water problem. He is not sure if the water problem has changed since then. He feels that needs to be looked into.

Ken DeVries was present and stated that they have had water problems ever since they have moved there. The lots had been sold without the approval of the drainage board. Some of the houses have had water problems after they were built. He thought you are allowed only one home on your property.

Jim Martin replied that you are only allowed one home on your property but that is why they are asking for an exception, so they can place the second home on the property.

Gary Jacobson was present and stated that he lives on Potomac Drive. He wondered why they do not build a separate room, bathroom and a kitchenette for her to stay there instead of putting all this money into a separate home?

Shirley Parson's was present and stated that she owns vacant land adjacent to the application. When they bought the property 20+ years ago, they went through the process of getting a septic system and it would not pass. They have property that they cannot do anything with.

Janice & Joe Adamczyk were present and stated that there are 20 families that have wrote down what their opinions are in regards to the application. They feel that there are subsidizing in the area for people that are in this situation. Why not look into what is available for her rather than putting another home on the property and possibly changing people's property values?

Michelle Kiefer replied that she has already looked into the subsidized homes and that is not an option for them.

John Korniak made the motion to continue the application until the October 22, 2012 regular meeting at 7:00p.m. Motion was seconded by Chris Healey and carried unanimously.

The people in the audience wanted to know if they would be notified again for the next hearing.

Kelli Standish replied in the negative. You are being notified tonight as to when the next hearing is held. If the applicant calls the office to let us know that they want to withdraw the application you can call on October 22 and we will let you know if it has been withdrawn.

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Upon motion duly made and seconded, meeting was adjourned.

A TRUE RECORD;

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Jim Martin, Board Member